

July 16, 2015

EDWARD J. EMMONS, CLERK  
U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA

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17 Nationstar Mortgage LL as servicer for HSBC Bank USA, National Association, as Trustee for  
18 Merrill Lynch Investors Inc., Mortgage Pass-Through Certificates, MANA Series 2007-OAR5  
19 N.102-1619.NF

The following constitutes  
the order of the court. Signed July 16, 2015

Stephen L. Johnson  
U.S. Bankruptcy Judge

## UNITED STATES BANKRUPTCY COURT

## NORTHERN DISTRICT OF CALIFORNIA

## SAN JOSE DIVISION

In re ) Bk. No. 15-50656  
17 DANIEL JOSEPH SHAW AKA ) CHAPTER 7  
18 DANIEL J. SHAW AND )  
19 AMBER JUNE MCCLAIN SHAW AKA ) R.S. No. LSR – 962  
AMBER JUNE MCCLAIN, )  
20 Debtors. ) ORDER FOR RELIEF FROM  
 ) AUTOMATIC STAY  
21 )  
22 ) Hearing-  
23 ) Date : June 30, 2015  
24 ) Time : 10:00 A.M.  
25 ) Place : U.S. Bankruptcy Court  
26 ) 280 South First Street  
27 ) San Jose, California  
28 ) Courtroom 3099

The Motion for Relief from Automatic Stay of Nationstar Mortgage LL as servicer for  
HSBC Bank USA, National Association, as Trustee for Merrill Lynch Investors Inc., Mortgage  
Pass-Through Certificates, MANA Series 2007-OAR5, its assignees and/or successors in

1 interest, came on for hearing on June 30, 2015 at 10:00 A.M., before the Honorable Stephen L.  
2 Johnson. Appearances are as set forth in the Court's docket.  
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4 The Court after reviewing the pleadings and records, and after determining that GOOD  
5 CAUSE exists, makes the following Order:  
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7 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the  
8 above-entitled Bankruptcy proceeding is hereby vacated and extinguished for all purposes as to  
9 Nationstar Mortgage LL as servicer for HSBC Bank USA, National Association, as Trustee for  
10 Merrill Lynch Investors Inc., Mortgage Pass-Through Certificates, MANA Series 2007-OAR5,  
11 its assignees and/or successors in interest ("Secured Creditor" herein), and Secured Creditor, its  
12 assignees and/or successors in interest may proceed with foreclosure of the subject Property  
13 generally described as **121 El Porton, Los Gatos, California 95032**, pursuant to applicable  
14 statutory law, and thereafter commence any action necessary to obtain complete possession thereof.  
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16 IT IS FURTHER ORDERED that Movant may enforce its remedies to foreclose upon and  
17 obtain possession of the Property in accordance with applicable nonbankruptcy law, but may not  
18 pursue any deficiency claim against the Debtor or property of the estate, except by filing a Proof of  
19 Claim pursuant to 11 U.S.C. §501.  
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21 IT IS FURTHER ORDERED that entry of this order shall be deemed to constitute relief  
22 from the automatic stay as to any interest the Chapter 7 Trustee may have in the subject Property.  
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24 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that, in addition to  
25 foreclosure, this Relief Order permits activity necessary to obtain possession of said collateral;  
26 therefore, Nationstar Mortgage LL as servicer for HSBC Bank USA, National Association, as  
27 Trustee for Merrill Lynch Investors Inc., Mortgage Pass-Through Certificates, MANA Series  
28 2007-OAR5 is permitted to engage in loss mitigation activity, including short payoff, short sale and  
the obtaining of a deed-in-lieu of foreclosure including authorization to negotiate inferior liens.  
Nationstar Mortgage LL as servicer for HSBC Bank USA, National Association, as Trustee for  
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1 Merrill Lynch Investors Inc., Mortgage Pass-Through Certificates, MANA Series 2007-OAR5 is  
2 further permitted to send information regarding these loss mitigation options directly to the debtor.  
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4 IT IS FURTHER ORDERED that the 14-day stay provided by Bankruptcy Rule 4001(a)(3)  
is waived.  
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6 \*\* END OF ORDER\*\*  
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1                   COURT SERVICE LIST

2                   **ALL PARTIES SERVED VIA ELECTRONIC NOTICE.**

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